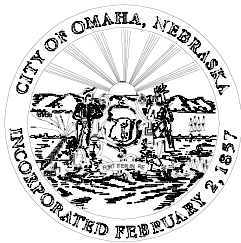


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## Reconnaissance Survey of the Community of Elkhorn Nebraska Historic Buildings Survey

Prepared for:

City of Omaha and  
Nebraska State Historical Society



Prepared by:



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May 2008

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The Nebraska Historic Buildings Survey (NeHBS) projects are administered by the Nebraska State Historic Preservation Office of the Nebraska State Historical Society. The NeHBS is funded in part with the assistance of a federal grant from the U.S. Department of the Interior, National Park Service. However, the contents and opinions expressed in this publication do not necessarily reflect the views or policies of the U.S. Department of the Interior. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination on the basis of race, color, national origin, age, or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of federal assistance should write to: Director, Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

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Historic photographs within the report are used courtesy of the Elkhorn Historical Society. Images shown in the glossary are adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, *Architecture* (Madison, Wis.: State Historical Society of Wisconsin, 1986). Other images are 2008 survey photographs taken by Mead & Hunt, Inc. Cover image is 1896 photograph of Main Street, view facing north, courtesy of the Elkhorn Historical Society.

The City of Omaha Certified Local Government (Omaha CLG), in cooperation with the Nebraska State Historical Society (NSHS), contracted with Mead & Hunt, Inc. (Mead & Hunt) to conduct a Nebraska Historic Buildings Survey (NeHBS) of the recently annexed community of Elkhorn. Mead & Hunt completed the survey and prepared this report between January and May 2008.

The survey area contains approximately 432 properties. The survey area for this project is bounded by West Maple Road on the north and North 204th Street on the east. To the south and west, the survey area boundary follows the margins of development. Main Street forms the long central axis of the survey area (see Figure 1. Map of Survey Area shown in Chapter 2).

The survey area generally consists of late nineteenth and early twentieth century residential, commercial, industrial, and institutional resources. Currently, there are no individual properties listed in the National Register of Historic Places (National Register), and no individual properties are designated as Omaha Landmarks at this time.

Mead & Hunt conducted a reconnaissance-level survey in accordance with the Secretary of the Interior's Standards for Archaeology and Historic Preservation and Standards for Identification and Evaluation and the NeHBS survey standards. Surveyed properties were evaluated for their potential to be eligible for the National Register and for designation as an Omaha Landmark. The reconnaissance-level survey identified six individual properties as candidates for National Register or Omaha Landmark designation.

This report documents the results of historical research and field investigations. Chapter 1 of the report contains an overview of the historic development and outlines historic themes for the survey area. Chapters 2 through 4 of the report include a discussion of the survey methodology, a description of architectural styles and associated historic contexts of properties documented within the survey area, Mead & Hunt's recommendations for the National Register and Omaha Landmark designation and future research considerations, and an introduction to the survey process and its administrators. The report concludes with a list of the surveyed properties, a bibliography, and a glossary of terms used in the report.

Mead & Hunt would like to thank the following state and local organizations and individuals for assisting us with this study: James Krance of the City of Omaha Planning Department; Patsy Schmidt of the Elkhorn Historical Society; Gary Rosenberg of the Douglas County Historical Society; and Jill Dolberg, Stacy Stupka-Burda, and Bob Puschendorf of the Nebraska State Historic Preservation Office.



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# Chapter 1

## Historic Overview of Survey Area

### Introduction

The survey area is the community of Elkhorn, Nebraska. The survey area is inclusive of much of the community and is bounded by West Maple Road on the north and North 204<sup>th</sup> Street on the east. To the south and west, the survey area boundary follows the margins of development. Main Street forms the long central axis of the survey area. See Chapter 2 for a map showing the survey area boundaries.

This narrative provides a brief overview of the historic development of the survey area and important themes associated with its commercial, institutional, industrial, and residential development. The bibliography following Chapter 4 includes a list of sources for further reading on the community of Elkhorn and the important themes identified within the survey area. When possible, this overview presents information about specific historic resources documented during field survey (for a discussion of the field survey, see Chapter 2).

The community of Elkhorn is located 16 miles west of Omaha in Douglas County, Nebraska. Neighboring communities include Waterloo, located 3.5 miles west, Boys Town, located 7.5 miles east, and Gretna, located approximately 10 miles south. The survey area is comprised mainly of low, rolling hills and bluffs overlooking the West Papillion Creek to the south and the Elkhorn River to the west.

### Nebraska Historic Buildings Survey Site Numbers

Each surveyed property in the Nebraska Historic Buildings Survey (NeHBS) is assigned a site number. Site numbers begin with an abbreviation of the county - DO is the abbreviation for Douglas County. Each county abbreviation is followed by a sequential two-digit number assigned to communities within each county - 09 is the two-digit number for the community of Elkhorn, recently annexed by the city of Omaha. This number is then followed by a four-digit city plat map number, and a three-digit number that refers to the specific resource mapped on each city plat map (i.e., DO09:1901-012). When a surveyed property is mentioned, its NeHBS site number follows its reference.

### Early Settlement

Elkhorn was named for the Elk River, which flows north to south and eventually joins with the larger Platte River southwest of the community. The earliest settlers to the area made their homes along the bluffs overlooking the Elk River, where water was easily obtained and lumber for building was readily available. In addition to the natural resources offered within the fertile Platte River Valley, the area's location in the valley and accessibility by

## Chapter 1. Historic Overview of Survey Area

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one day's wagon travel to Omaha, made it an ideal stopping point for those journeying west. As traffic increased, enterprising pioneers George Crawford and William Janney became the first settlers to locate upon the town site, erecting a hotel in the year 1865. Within the next year the addition of several buildings, including a general store and a post office, lent to the impression of a developing community.

### Community Development

As the Union Pacific Railroad expanded westward from Omaha in the summer of 1866, it designated the small settlement, then known as Elk Station, an official station on the route.<sup>1</sup> This significant action by the railroad was the true push in the development of the community. Not only did resources become more readily available with the arrival of the railroad, but the population saw an immediate increase as mainly Irish immigrants arrived to lay the tracks. Civil War veterans were also a large part of the workforce. Many of these railroad workers decided to remain in Elk Station, as did other immigrants of German, Swedish, English and Danish decent. By 1872 the village incorporated as Elkhorn.<sup>2</sup>



*View of Elkhorn Station, c. 1867, courtesy of Elkhorn Historical Society*

Elkhorn quickly became a site in an otherwise vast and unpopulated territory where farmers could bring their crops and have them shipped via railroad to outside markets. The first grain elevator was constructed in 1874 adjacent to the tracks at Ohio Street and N. 205<sup>th</sup> Street. The original building burned down in 1879; however, it was rebuilt, and a grain elevator (DO09:1901-001) remains on that site today. A second grain elevator (DO09:1901-021), constructed by Mickey Milling Company in 1908, is located near Main Street and Ohio Street.<sup>3</sup> It serves as yet another reminder of the important role the railroad played in the early movement of agricultural exports and the development of Elkhorn.



*Grain elevators along railroad, no date (DO09:1901-001 and DO09:1901-021), courtesy of Elkhorn Historical Society*

In the late nineteenth century a commercial district began to build up within the downtown, primarily along Main Street and Pacific Street (now 205<sup>th</sup> Street). Hotels and saloons began to dot the downtown area. The Grove Hotel was built on the northwest corner of Ohio Street and Pacific (N. 205<sup>th</sup>) Streets in 1886. In 1876 H.A. Nolte moved a building from Primrose, Nebraska, to 101 Pacific Street to be used as a saloon. In 1888 it was replaced by Metz Hall (DO09:1901-002), a saloon and hotel that is still located upon that site. A brickyard, started in 1872 by George Crawford and Eli Johnson near the old depot, was later sold to Almon Hollister. This became a successful industry, run by the Hollister family from c.1888 to 1903. The "soft bricks" made from the clay harvested on the Hollister farm at Prospect Hill were used in the construction of many of Elkhorn's early buildings.



*Metz Hall, c. 1900 (DO09:1901-002), courtesy of Elkhorn Historical Society*

In 1895 a cinder from the nearby railroad set the west side of Main Street on fire. Buildings from the railroad line to the intersection with Center Street were burned, including a hotel and livery,

## Chapter 1. Historic Overview of Survey Area

O'Brien Bakery, McGrew Hat and Dressmaking Shop, and a confectionary shop. The damage necessitated a rebuilding campaign that extended into the twentieth century. Several of these second-generation Elkhorn buildings remain, including the brick building erected by Henry Meyer (DO09:1901-013) on the northwest corner of Main Street and Elkhorn Drive.



*View of downtown Elkhorn, c.1896, courtesy of Elkhorn Historical Society*

In addition to the rebuilding efforts, other new buildings were constructed. The Elkhorn Town Hall (DO09:1901-012) was built in 1904 and has also served as a jail and library. The State Bank of Elkhorn (DO09:1901-009) on Pacific Street was organized and subsequently chartered in 1915. The bank has long been a part of Elkhorn's downtown, surviving not only a century of use but also an attempted robbery.<sup>4</sup>

In the early 1900s, Elkhorn began to see residential development beyond the immediate downtown. Many of the earliest homes were located along Pacific Street near the commercial core. Development continued north and south of Papillion Creek on either side of Main Street throughout the early 1900s. Homes reflected Victorian, Craftsman, and Period Revival architectural styles.

Community growth also led to the need for churches and school buildings. St. Patrick's Catholic Church was first constructed in 1868. It was rebuilt several times in its long history; the church burned in 1869, was partially demolished by a tornado in 1872, and then burned again in 1899. The final church building erected upon that site was built in 1900 (DO09:1903-003). The congregation has since moved to a modern building on Maple Road.

### FDR Stops in Elkhorn during the 1932 Campaign

New York Governor Franklin D. Roosevelt drew large crowds when he made a campaign stop at the Gus Sumnick farm between the communities of Elkhorn and Waterloo in 1932. An exciting event for residents of both communities, hundreds of men, women and children crowded the farmyard to hear the famous Democrat speak. The Sumnicks were later invited to pay a visit to then President Roosevelt at his home in the Whitehouse in Washington, D.C.

*("Elkhorn: A Taste of Days Gone By," Douglas County Post-Gazette, 27 February 2007, sec. Progress, n.p.)*



*Franklin D. Roosevelt greets the public at the Gus Sumnick Farm, 1932, courtesy of Elkhorn Historical Society*



*State Bank of Elkhorn, c.1920 (DO09:1901-009), courtesy of Elkhorn Historical Society*

The first school building present in Elkhorn was a small log structure built in the early 1850s. This served not only educational purposes, but was also used as a community meeting house for several years until the structure was lost to fire. A one room schoolhouse was then built south of the railroad tracks in 1869, and as population grew was replaced



## Chapter 1. Historic Overview of Survey Area

### Preserving the Lincoln Highway

Elkhorn has stood out not only as an integral stopover on the Lincoln Highway, but also as a champion in the efforts to preserve its memory. In July of 1988, a one-mile stretch of the Lincoln Highway between 180<sup>th</sup> and 192<sup>nd</sup> Streets west of Omaha was nominated to the National Register of Historic Places. The effect the highway had on the development of the community and their pride in the connection to the transcontinental route is evident. Replica highway markers are located along the listed mile in the form of sunken, carved posts and painted telephone poles, and a Lincoln Highway curtain by H. Wolf is still proudly displayed in the Elkhorn Middle School.

(“History Comes Down The Road, w (1988): n.p.j Patsy Schmittt, Interview with Mead & Hunt, 29 January 2008).

in 1886 by a larger four-classroom building at the site of Elkhorn Park. This building was occupied until 1930, when a new school was built on Glenn Street (DO09:1903-001). A vocational agricultural building was added in 1939, and another building followed in 1951 containing two classrooms, a gymnasium and a stage.



*The Kelly House, no date (nonextant), courtesy of Elkhorn Historical Society*



*Four Room School House, no date, courtesy of Elkhorn Historical Society*

### The Lincoln Highway

As transportation methods evolved and the automobile began to rival the railroad, Elkhorn grew into a thoroughfare of ever-increasing importance. When the idea for the trans-continental Lincoln Highway was conceived in 1913, Elkhorn was part of the designated route. Paving of the road began in 1920. The pavers came through the downtown laying brick from Railroad Avenue north along Main Street and along Center Street (Elkhorn Drive) to the edge of town. The Lincoln Highway brought automobile traffic to the downtown, which in turn brought automobile-related commerce. Entrepreneurs in Elkhorn took advantage of the increased traffic and lined Main Street and Center Street with gasoline stations and businesses for the motoring public. Several service stations were also located along Main Street, offering mechanics, oil, air, and anything else a motorist may need.<sup>5</sup>



*Paving the Lincoln Highway in Elkhorn, 1920, courtesy of Elkhorn Historical Society*



*Service stations along North Main Street, 1926 (DO09:1901-016 appears on right), courtesy of Elkhorn Historical Society*

In 1935 a bypass was created through Blair, Nebraska to straighten the Lincoln Highway, and West Dodge Road was extended, giving motorists other routes and leaving the Omaha-Elkhorn stretch mostly

unused. This left the infrequently driven Elkhorn section of the transcontinental road mainly intact. Brick pavers can still be found beneath the asphalt on Main Street, and the legacy of the Lincoln Highway can be seen elsewhere within the town.

### Postwar Growth and Annexation

Elkhorn's proximity to Omaha influenced its development in the post-World War II era. By the 1950s Elkhorn had expanded through suburban development. Residential subdivisions containing homes of similar size and style were built, particularly north of Papillion Creek. Elkhorn came to resemble a bedroom community for its growing neighbor city. Population growth led to the need for larger public facilities such as schools. An elementary building was added in 1962, and a new high school built in 1968, completing the Elkhorn school campus at Glenn and Greeley Streets. Post-war residential development moved north from Cleveland Street to Maple Street and included Ranch and Contemporary styles from the 1960s through the 1980s.



*Main Street, 1967, courtesy of  
Elkhorn Historical Society*

In recent years a commercial strip has developed along North 204<sup>th</sup> Street with convenience stores, banks, and other service-oriented businesses. Although suburban development has continued in areas immediately outside the community of Elkhorn, the downtown core and adjacent residential streets maintain their unique character.

Annexation has long been an issue in Elkhorn, owing primarily to the community's proximity to Omaha. Historically, as the city of Omaha grew, it has annexed surrounding communities. A 1917 state law gave Omaha broad power to expand its city limits. It stated "Not only can Omaha take in subdivisions and commercial property, it also can

annex cities of fewer than 10,000 people without their approval, as long as the cities are within Douglas County."<sup>6</sup> Although Elkhorn was working on its own annexation plans for outlying suburban areas, it was annexed by Omaha in 2005. The decision was fought by Elkhorn in court; however, the annexation became official in 2007. Although street names and services have changed in Elkhorn, the community of Elkhorn maintains its own identity with a unique history and distinctive personality.

### Notes

<sup>1</sup> Elkhorn, Nebraska Eighth Grade Class, Centennial Book Committee, and Elkhorn Women's Club, "Elkhorn History 1967 to 1995," [c.2000] n.p.

<sup>2</sup> Patsy Schmidt, Interview by Mead & Hunt, 29 January 2008.

<sup>3</sup> "Elkhorn: A Taste of Days Gone By," *Douglas County Post-Gazette*, 27 February 2007, sec. Progress, n.p.

<sup>4</sup> Elkhorn, Centennial Book Committee, and Elkhorn Women's Club, "Elkhorn History 1967 to 1995," n.p.

<sup>5</sup> Carol Ahlgren and David Anthone, "The Lincoln Highway in Nebraska: The Pioneer Trail of the Automotive Age," *Nebraska History*, 1992, n.p.

<sup>6</sup> Leia Baez and Christopher Burbach, "Elkhorn Group Hopes to Undo Annexation," *Omaha-World Herald*, 7 November 2007, n.p.



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# Chapter 2

## Survey Methods and Results

### Introduction

This chapter describes the methods used to conduct the survey and the results of the survey. The city of Omaha retained Mead & Hunt to identify and document historic and architectural properties within the recently annexed community of Elkhorn. Architectural historians from Mead & Hunt conducted a reconnaissance-level Nebraska Historic Buildings Survey (NeHBS) between January and March 2008. The survey builds upon previous survey efforts undertaken by the City of Omaha Certified Local Government (Omaha CLG). For more information on the NeHBS and the Omaha CLG, see Chapter 4.

### Survey Methods

#### Objectives

The purpose of the survey was to identify properties that appeared to retain sufficient historic integrity to meet NeHBS survey criteria within the survey area. Properties meeting survey criteria were then evaluated to determine if they qualified as candidates for designation as Omaha Landmarks or listing in the National Register of Historic Places (National Register) both individually and collectively as contributing properties within possible historic districts. The completion of a reconnaissance-level survey results in a description of the types of historic properties within the survey area and recommendations of properties that may qualify for local and/or National Register designation (see Chapter 3).

#### Survey Methodology

The purpose of a reconnaissance-level NeHBS is to provide data on properties of architectural and historical importance through research, evaluation, and documentation. Research is limited to a background review of the history of the development of the survey area. Properties that meet NeHBS survey criteria are identified and documented with photographs and basic physical descriptions. Their geographic locations are plotted on city maps.

#### Survey Area

The survey area contains approximately 432 properties. Generally, the survey area is bounded by West Maple Road on the north and North 204<sup>th</sup> Street on the east. To the south and west, the survey area boundary follows the margins of development. Main Street forms the long central axis of the survey area.

#### Research

Architectural historians investigated published information about the history, culture, and settlement of the survey area at the Nebraska State Historical Society Library/Archives, the Douglas County Historical Society, the Elkhorn Historical Society, and the Elkhorn Public Library. Additionally, staff of the Nebraska State Historic Preservation Office (NeSHPO), CLG staff and architectural historians from Mead & Hunt participated in a public meeting

## Chapter 2. Survey Methods and Results

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in January 2008. One goal of this meeting was to encourage residents to share information about local history and properties associated with historic events or important persons.

### *Previously Documented Properties*

Previously documented properties were evaluated and included in the survey results if they appeared to meet National Register or local criteria and retained sufficient historic integrity. No properties designated as Omaha Landmarks or listed in the National Register were included in the survey area.

### *Evaluation*

Mead & Hunt conducted the field survey in January 2008. During the field survey, architectural historians drove accessible public streets within the survey area and identified properties that appeared to possess historical or architectural significance and retained historic integrity as outlined in the *NeHBS Manual* (January 9, 2008). Generally, the *NeHBS Manual* follows National Park Service (NPS) guidelines, which state that a property must:

- Be at least 50 years old, or less than 50 years in age but possessing exceptional significance — following NeHBS guidelines, Mead & Hunt included properties that fell a few years outside the 50-year mark if they were significant or unusual property types, even though they did not possess exceptional significance.
- Be in its original location — generally, historical associations are absent when a property is moved from its original location.
- Retain its physical integrity — for a property to retain physical integrity, its present appearance must closely resemble its appearance during the time the property derives its significance. Common alterations causing the loss of integrity include: the replacement of original features with modern ones, such as new windows or porches; the construction of additions, particularly additions that are less than 50 years in age; the loss of original features, such as porches and porch columns, or defining architectural details; and the installation of modern siding materials, such as aluminum and vinyl. Properties that display such physical changes were generally excluded from the survey because they did not retain physical integrity.

Because single-family and multiple-family dwellings are the most common resource within building surveys, their evaluation requires a strict integrity standard. Due to the large number of these properties in the survey area, only properties that displayed architectural interest and retained a high degree of physical integrity were documented.

Commercial buildings were evaluated individually and as possible contributing properties of a historic district. In accordance with NeHBS guidelines, an altered first-floor storefront on a multi-story commercial building did not eliminate the building from the survey. The NeHBS acknowledges that the first-floor storefronts of commercial buildings are often modernized. If a commercial building retained historic wall surfaces, cornices, and second-level window openings, and appeared to have architectural interest, it was generally included in the survey.

### *Documentation*

Architectural historians documented properties that met the survey criteria as outlined in the *NeHBS Manual* and according to the specific requirements of the Omaha CLG. Property locations were recorded on city plat maps, according to Geographic Information System (GIS) coordinates derived during field survey from a database provided by the Omaha CLG. Photographic documentation included two black-and-white photographs and digital images of each property, with representative streetscape views to demonstrate notable features within the survey area.

Products submitted to the City of Omaha include the survey report, black-and-white photograph contact prints and negatives, digital images, maps, a database, and research files.

### *Survey limitations and biases*

Only those properties visible from the public right-of-way and not obscured by other buildings, foliage, or other obstructions were documented during field survey. Properties were evaluated largely on design and architectural features. Information received from area residents helped identify properties associated with historic events or important persons.



### National Register of Historic Places

The National Register is the official federal list of districts, sites, buildings, structures, landscapes, and objects significant in American history, architecture, archaeology, engineering, and culture. A property can be significant at the local, state, or national level. To qualify for listing in the National Register, properties generally must be at least 50 years old, possess historical or architectural significance, and retain physical integrity.

To be listed in the National Register, a property's significance must be demonstrated by one or more of the following National Register criteria for evaluation established by the NPS:

- Criterion A – Association with events or activities that have made a significant contribution to the broad patterns of our history.
- Criterion B – Association with the lives of persons significant in our past.
- Criterion C – Association with the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D – Holds the potential to provide important information about prehistory or history.

Cemeteries, birthplaces, gravesites, religious properties, moved buildings, reconstructed properties, commemorative properties, and properties that have achieved significance within the last 50 years are usually considered ineligible for listing in the National Register. However, these properties may qualify if they fall into one of the following categories:

- Religious properties deriving significance from architectural or artistic distinction or historical importance.
- Moved properties that are significant for architectural value.
- Birthplaces or gravesites if there is no other appropriate site directly associated with a significant person's productive life.

- Cemeteries that derive primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events.

- Reconstructed buildings when built in a suitable environment.

- Commemorative properties with significant design, age, tradition, or symbolic value.

- Properties less than 50 years old that are of exceptional importance.

Integrity, meaning the ability of a property to convey its significance, is important in determining the eligibility of a property. A property's integrity must be evident through physical qualities, including:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

The Glossary of Architectural Styles and Survey Terms defines the seven elements of integrity. For more information on the National Register, see Chapter 4.

### Survey Results

#### Illustrated Discussion of Significant Historic Contexts

The survey identified 43 properties that met survey criteria (see Appendix A). Properties are related to seven historic contexts developed by the NeSHPO and listed in the *NeHBS Manual*. Each historic context outlines a particular theme in Nebraska history and includes a list of associated property types related to each historic context. Historic contexts, including examples of properties documented under the contexts in the survey, are presented below. Properties recommended as candidates for the National Register or Omaha Landmark designation are listed in Chapter 3.

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### *Commerce*

The historic context of commerce is concerned with the buying and selling of commodities that are transported from one place to another. Associated property types include stores that provide a variety of products or services.

Examples include the grain elevator at the south end of North 205<sup>th</sup> Street at Ohio Street (DO09:1901-001) and the commercial building located at 2619 North Main Street (DO09:1901-015).



*Grain Elevator at the south end of North 205<sup>th</sup> Street at Ohio Street (DO09:1901-001)*



*Commercial building located at 2619 North Main Street (DO09:1901-015)*

### *Education*

The education context relates to the processes of teaching and learning. The survey identified one public school at 20650 Glenn Street (DO09:1903-001).



*School at 20650 Glenn Street (DO09:1903-001)*

### *Government*

The context for government includes public buildings used for governmental functions and services, such as administrative offices, courthouses, police and fire stations, and post offices. Vernacular forms are most commonly used for government-related properties in Elkhorn. Two related properties were identified during the survey, including the post office located at 2812 North Main Street (DO09:1901-011), and the Town Hall located at 20515 Corby Street (DO09:1901-012).



*Post office at 2812 North Main Street (DO09:1901-011)*



*Town Hall building at 20515 Corby Street (DO09:1901-012)*

### Religion

The context for religion relates to the institutionalized belief in, and practice of, faith. Religious properties are not usually eligible for the National Register unless the property derives its primary significance from architectural distinction or historical importance. Two related properties were identified during the survey, including St. Patrick's Church located at 2909 North 205<sup>th</sup> Street (DO09:1903-003), and the former church building located at 2826 North Main Street (DO09:1901-008).



*St. Patrick's Church at 2909 North 205<sup>th</sup> Street  
(DO09:1903-003)*



*A former church located at 2826 North Main Street  
(DO09:1901-008)*

### Services

The context for the theme of services relates to properties that contain support facilities for an area, such as public utilities, health care, food service, and banking. The survey identified one property under this theme, the former State Bank of Elkhorn located at 2616 North 205<sup>th</sup> Street (DO09:1901-009).



*The former State Bank of Elkhorn located at 2616 North  
205<sup>th</sup> Street (DO09:1901-009)*

### Settlement

The historic context of settlement pertains to the division, acquisition, and ownership of land. Residential properties are the primary property type associated with settlement in the survey area. Residential properties represent the largest pool of buildings evaluated, and were documented if they appeared to be good examples of architectural styles or forms within the survey area and retained a high degree of integrity (for definitions of architectural styles and terms, refer to the Glossary of Architectural Styles and Survey Terms). Below is a description of the residential architecture styles documented during the survey.

Bungalows commonly exhibit low pitched or sweeping-gable roofs with exposed rafters, one-and-one-half stories, and full-facade porches. This building style was common during the 1920s and 1930s in both rural and urban houses. Examples include 3320 North 204<sup>th</sup> Street (DO09:1905-006) and 3002 North Main Street (DO09:1903-008).



*Bungalow at 3320 North 204<sup>th</sup> Street (DO09:1905-006)*



## Chapter 2. Survey Methods and Results

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*Bungalow at 3002 North Main Street (DO09:1903-008)*

Period Revival styles were popular during the early decades of the twentieth century and reflect a variety of characteristics associated with the Period Revival movement. Period Revival styles found in the survey area include the Dutch Colonial Revival which features a gambrel roofline, a full-width porch supported by classical slender columns, multiple bays, accentuated front door, cornice returns, and multi-pane windows. An example of a Dutch Colonial Revival style is located at 2241 North Main Street (DO09:1899-002).



*Dutch Colonial Revival house at 2241 North Main Street (DO09:1899-002)*

Vernacular forms include properties not architect-designed. Local builders commonly constructed these buildings using locally available materials. Vernacular houses sometimes include features borrowed from high-style architecture that were popular during the early twentieth century. Details may include corner gable returns, clipped gables, side bay windows, and dormer windows. Many of the wood-frame residential properties within the survey area exhibit vernacular forms. Examples consist of front gable or side gable forms with narrow massing, often only one or two rooms wide, with a symmetrical fenestration pattern and modest architectural detailing.

A good example of the front gable form is the house at 2825 North Main Street (DO09:1901-010), and the house located at 2930 North Main Street (DO09:1903-010) is a good example of side gable vernacular. Gable ell vernacular architecture consists of a front gable form attached to a side gable addition, or ell. An example of gable ell architecture is located at 20564 Glenn Street (DO09:1903-002).



*Front gable house at 2825 North Main Street (DO09:1901-010)*



*Side gable house at 2930 North Main Street (DO09:1903-010)*



*Gable ell house located at 20564 Glenn Street (DO09:1903-002)*

Postwar houses illustrate the transition from the Cape Cod or Minimal Traditional to the Ranch or Contemporary throughout the 1940s and 1950s. During the postwar period, the automobile influenced significant changes in the plan of a single-family homes because of the wide availability of land and increasing dependence on the automobile after World War II. The Ranch with a prominent garage became the dominant house type throughout the country from the 1950s to 1970s. An example of a Ranch house is 3626 North 204<sup>th</sup> Street (DO09:1905-002).



*Ranch house at 3626 North 204<sup>th</sup> Street (DO09:1905-002)*

### *Transportation*

Transportation relates to the carrying, moving, or conveying of materials and people from one place to another. Examples of associated property types may include trails, roads, bridges, gas and service stations, railroad and bus stations, and airport terminals. Transportation-related properties include the gas station located at 20711 Elkhorn Drive (DO09:1901-019) and the service garage located at 2610 North Main Street (DO09:1901-016).



*Gas station located at 20711 Elkhorn Drive  
(DO09:1901-019)*



*Service garage located at 2610 North Main Street  
(DO09:1901-016)*

**Table 1. Numerical Summary of Survey Results**

Total number of historic properties within survey area	432
Total number of surveyed properties	43
Historic Context	Number of Properties
Commerce	8
Education	1
Government	2
Religion	2
Services	1
Transportation	5
Settlement	24
<b>Total</b>	<b>43</b>

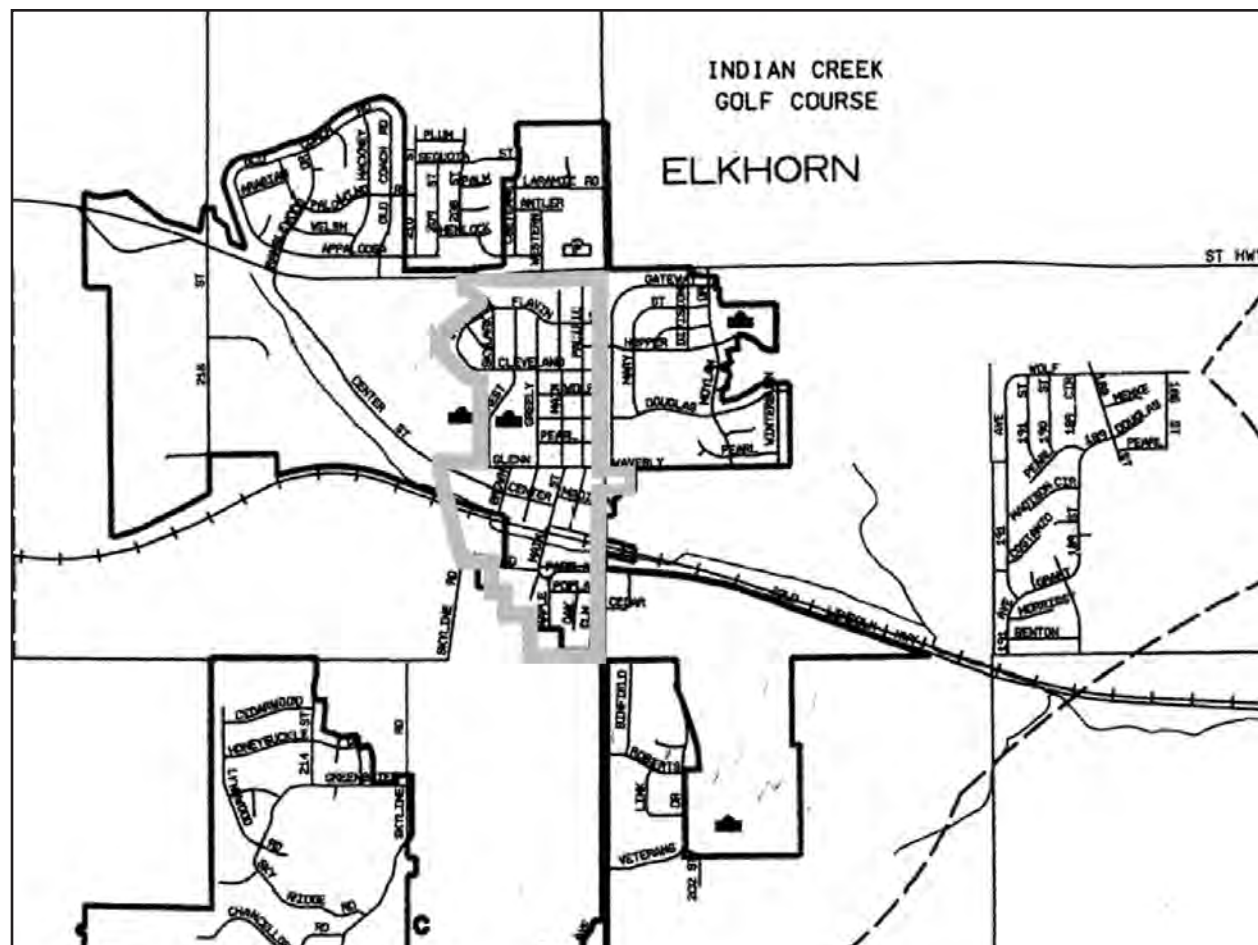


Figure 1. Map of Survey Area

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# Chapter 3

## Recommendations

### Introduction

One purpose of the reconnaissance-level Nebraska Historic Building Survey (NeHBS) of portions of Elkhorn is to identify properties that may be eligible for listing in the National Register of Historic Places (National Register) or appear to be good candidates for Omaha Landmark designation. National Register listing is an honorific status given to properties that possess historic or architectural significance at the local, state, or national level. Omaha Landmark designation criteria and the procedure to designate individual properties and districts in the city of Omaha are outlined in the City's Landmark Heritage Preservation Ordinance (for more information, see Chapter 4).

Currently there are no individual properties within the survey area listed in the National Register. Also, there are no individual properties designated as Omaha Landmarks. No locally designated or National Register-listed historic districts are located within the survey area.

### National Register and Omaha Landmark Recommendations

As a result of this survey, Mead & Hunt recommends six individual properties as good candidates for designation as Omaha Landmarks or listing in the National Register. These properties are associated with significant historic themes within the survey area and retain good integrity. Research efforts are limited during a reconnaissance-level survey. Therefore, properties are identified primarily on their archi-

tectural merit, method of construction, and historic integrity on portions of the property visible from the public right-of-way. As such, additional research is needed to determine if properties qualify for designation for their association with historic trends in Omaha or for their architecture or design merit. Some properties, such as religious properties, may also need to meet additional National Register considerations to be eligible for designation. Additional intensive-level research and review by the Nebraska State Historic Preservation Office (NeSHPO) and the Omaha Certified Local Government (Omaha CLG) are necessary before pursuing Omaha Landmark or National Register designation.

The historic commercial area in Elkhorn developed along Main Street and North 205<sup>th</sup> Street. During the field survey, commercial buildings in this area were evaluated as a possible commercial historic district. For a collection of buildings to qualify for inclusion in the National Register as a district, it must display visual continuity and retain historic integrity. Visual changes are evident along Main Street and North 205<sup>th</sup> Street, including exterior alterations to historic-age buildings. At the time of the field survey, a downtown commercial district is not recommended.

Properties recommended as candidates for designation as an Omaha Landmark or listing in the National Register are illustrated below under their primary NeHBS historic context. For a discussion of historic contexts, see Chapter 2.



## Chapter 3. Recommendations

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### Commerce



*Metz Hall commercial building at 20466 Ohio Street,  
DO09:1901-002*

### Services



*Former State Bank of Elkhorn at 2616 North 205<sup>th</sup>  
Street, DO09:1901-009*



*Commercial building at 2610 North 205<sup>th</sup> Street,  
DO09:1901-004*

### Transportation



*Service Garage at 2610 North Main Street,  
DO09:1901-016*



*Commercial building at 2706 North Main Street, eligible  
as a Local Landmark only, DO09:1901-013*

### Religion



*St. Patrick's Church at 2909 North 205<sup>th</sup> Street,  
DO09:1903-003*



### A Proactive Role of Preservation within the Survey Area

Elkhorn has a significant amount of historic preservation potential, whether in commercial or residential areas. Using locally sponsored preservation tools, the city and local preservation-oriented groups can foster preservation efforts within the survey area. The goal is to have preservation become an embraced community value, similar to public safety and quality education.

A variety of preservation activities include:

- Working with neighborhood associations to understand area history and to include preservation as a priority of their future plans and organization.
- Organizing events to increase public education on preservation issues.
- Designating local landmarks.
- Listing properties in the National Register.
- Promoting walking tours.
- Strengthening local historical societies, preservation-oriented groups, and museums.

Preservation tools available include:

- Promoting tax credits to help stimulate downtown and neighborhood revitalization. The preservation and continued use of the historic buildings in the survey area can contribute to a vibrant and economically viable community. The historic tax credit program and the adaptive reuse of historic buildings are two tools of preservation. For buildings that were constructed before 1936, not eligible for the National Register, and used for non-residential uses, the Internal Revenue Service administers a 10 percent tax credit.
- Promoting the use of state and federal tax credits available for properties listed in the National Register. See Chapter 4 for additional information.

For more information on tax credits contact the National Park Service (NPS) or visit their brochure on the web at [www2.cr.nps.gov/tps/tax/brochure2.htm](http://www2.cr.nps.gov/tps/tax/brochure2.htm) or the NSHS web site at <http://www.nebraska-history.org/histpres/tax.htm>.

- Establishing local design guidelines.

Design guidelines recommend practices to improve and protect the visual character and defining features of a historic commercial district or neighborhood. They offer property owners guidance for the sensitive rehabilitation of the exterior of historic buildings. Design guidelines could suggest techniques for the restoration of storefronts, appropriate alterations, or suitable replacement of windows. For example, property owners could learn appropriate cleaning and repointing methods for masonry that would not damage the structural stability of the bricks, yet would still renew the appearance of a building.

Each community can tailor a set of guidelines to a particular area to address issues for specific building types. Design guidelines should follow the *Secretary of the Interior's Standards for Rehabilitation*, prepared by the NPS.

For more information or design guidelines contact the Omaha CLG or the NSHS (see Organizational Contacts in Chapter 4).



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# Chapter 4

## Preservation in Nebraska

### Introduction

Throughout much of Nebraska's history, historic preservation was the province of dedicated individuals and organizations working alone in local communities. Since the passage of the National Historic Preservation Act of 1966, however, the governor of each state has been required to appoint a State Historic Preservation Officer (SHPO) to oversee preservation efforts mandated by the Act. In Nebraska, the Director of the Nebraska State Historical Society (NSHS) serves as SHPO. The staff of the NSHS' Historic Preservation Division forms the Nebraska State Historic Preservation Office (NeSHPO).

The NeSHPO administers a wide range of preservation programs. The duties of the NeSHPO relating to programs called for by the National Historic Preservation Act include:

- Conducting and maintaining a statewide historic building survey.
- Administering the National Register of Historic Places (National Register) program.
- Assisting local governments in the development of historic preservation programs and certification of qualifying governments.

- Assisting federal agencies in their responsibility to identify and protect historic properties that may be affected by their projects.

- Administering a federal tax incentives program for the preservation of historic buildings.

In addition to these duties, Nebraska has a state-sponsored financial incentive for preservation called the Valuation Incentive Program, which the NeSHPO administers.

What follows is a brief description of NeSHPO programs, followed by a staff guide with telephone numbers. Though described separately, it is important to remember that NeSHPO programs often act in concert with other programs and should be considered elements of the NeSHPO mission and a part of the mission of the NSHS.

### Nebraska Historic Buildings Survey

The Nebraska Historic Buildings Survey (NeHBS) was begun in 1974. The survey is conducted on a county-by-county basis and currently includes more than 70,500 properties that reflect the rich architectural and historic heritage of Nebraska. The survey is conducted by researchers who drive every rural and urban public road in a county and record each property that meets certain historic requirements. Surveyors do not enter private property without

## Chapter 4. Preservation in Nebraska

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permission. In addition to this fieldwork, surveyors research the history of the area to better understand their subject. The NeHBS often includes thematic subjects that may be unique to a certain county, such as an historic highway or type of industry.

The purpose of the NeHBS is to help local preservation advocates, elected officials, land-use planners, economic development coordinators, and tourism promoters understand the wealth of historic properties in their community. Properties included in the survey have no use restrictions placed on them, nor does the survey require any level of maintenance or accessibility by property owners. Rather, the survey provides a foundation for identifying properties that may be worthy of preservation, promotion, and recognition within a community.

The NeHBS provides a basis for preservation and planning at all levels of government and for individual groups or citizens. Generally, the NeHBS includes properties that convey a sense of architectural significance. When possible and known, NeHBS also describes properties that have historical significance. The survey is not intended to be a comprehensive history of a county, but a detailed “first look” at historic properties. Additionally, because the NeHBS is in part federally funded, the NeSHPO must use federal guidelines when evaluating and identifying historic properties. In short, the NeHBS is not an end in itself, but a beginning for public planners and individuals that value their community’s history.

For more information, please call the Survey Coordinator listed below.

### National Register of Historic Places

One of the goals of the NeHBS is to help identify properties that may be eligible for listing in the National Register of Historic Places (National Register). The National Register is our nation’s official list of significant historic properties. Created by the National Historic Preservation Act of 1966, the National Register includes buildings, structures, districts, objects, and sites that are significant in our history or prehistory. These properties may reflect a historically significant pattern, event, person, architectural style, or archaeological site. National Register properties may be significant at the local, state, or national levels.

Properties need not be as historic as Fort Robinson or architecturally spectacular as the Nebraska State Capitol to be listed in the National Register. Local properties that retain their physical integrity and convey local historic significance may also be listed in the National Register.

It is important to note what listing a property in the National Register means or, perhaps more importantly, what it does not mean. The National Register does not:

- Restrict, in any way, a private property owner’s ability to alter, manage, or dispose of a property.
- Require that properties be maintained, repaired, or restored.
- Invoke special zoning or local landmark designation.
- Allow the listing of an individual private property over an owner’s objection.
- Allow the listing of an historic district over a majority of property owners’ objections.
- Require public access to private property.

Listing a property in the National Register does:

- Provide prestigious recognition to significant properties.
- Encourage the preservation of historic properties.
- Provide information about historic properties for local and statewide planning purposes.
- Help promote community development, tourism, and economic development.
- Provide basic eligibility for financial incentives, when available.

For more information, please call the National Register Coordinator listed below.

### Certified Local Governments

An important goal of the NeSHPO is to translate the federal preservation program, as embodied by the National Historic Preservation Act, to the local level. One element of this goal is to link local governments with a nationwide network of federal, state, and local organizations. One of the most effective tools for this purpose is the Certified Local Government (CLG) program. A CLG is a local government, either a county or municipality that has adopted preservation as a priority. To become a CLG, a local government must:

- Establish a preservation ordinance that includes protection for historic properties at a level the community decides is appropriate.
- Promote preservation education and outreach.
- Conduct and maintain some level of a historic building survey.
- Establish a mechanism to designate local landmarks.
- Create a preservation commission to oversee the preservation ordinance and the CLG program. The advantages of achieving CLG status include:
  - A CLG is eligible to receive matching funds from the NeSHPO that are unavailable to non-CLGs.
  - Contributing buildings within local landmark districts may be eligible for preservation tax incentives (see below), without being listed in the National Register.
  - Through the use of their landmarking and survey programs, CLGs have an additional tool when considering planning, zoning, and land-use issues relating to historic properties.
  - CLGs have the ability to monitor and preserve structures that reflect the community's heritage.
  - CLGs have access to a nationwide information network of local, state, federal, and private preservation institutions.
  - Finally, but not least, a CLG through its ordinance and commission has a built-in mechanism to promote pride in, and understanding of, a community's history.

Certification of a local government for CLG status comes from the NeSHPO and the National Park Service, and there are general rules to follow. A community considering CLG status, however, is given broad flexibility within those rules when structuring its CLG program. The emphasis of the CLG program is local management of historic properties with technical and economic assistance from the NeSHPO.

### Omaha Certified Local Government

The city of Omaha qualified as a CLG in 1985. The Planning Department's Historic Preservation Administrator manages the program. A chief responsibility of a CLG is to maintain a survey of local historic properties. The survey gathers data related to the city's historic resources. A survey defines the historic character of a community or particular area and can provide the basis for making sound judgments in local planning.

Since the adoption of the city of Omaha's preservation ordinance in 1977, the Landmark Heritage Preservation Commission staff has been involved in ongoing survey activities. CLG grant funds have been used to conduct historic surveys in the Omaha area for many years. The Omaha-Douglas County Historic Buildings Survey contains data on more than 6,000 buildings in the city's jurisdictional area. This computerized catalog system includes information concerning property location, ownership, use, date of construction, architectural style, and other pertinent information. Historic survey data is now integrated into the city of Omaha's Geographic Information System (GIS).

Data contained in the Omaha-Douglas County Historic Buildings Survey is coordinated with the NeHBS maintained by the NeSHPO. Both the local and state survey data are accessible to the public, although certain information such as the location of vacant properties or archaeological sites may be restricted to the public.

### Omaha Landmarks Heritage Preservation Commission

In 1977 the Omaha City Council adopted the Landmarks Heritage Preservation Ordinance, the first comprehensive preservation ordinance in Nebraska. Patterned after legislation that had proved successful

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in Seattle, New York, and Savannah, the Omaha ordinance contained provisions for the creation of a commission that has the ability to designate structures and districts of local significance; regulate work done on designated buildings; and identify and implement overall goals and objectives for preservation in the city.

The 1977 ordinance created the Landmarks Heritage Preservation Commission (Commission). Nine members compose the Commission: an architect, a curator, a professional historian, three members active in a preservation-related field, two laypersons, and an owner or operator of a business or property within a landmark heritage preservation district. Commission members are appointed by the Mayor to terms of three years, subject to confirmation by the City Council. The Commission selects its own chairman and rules of procedure. The body generally meets monthly, with special meetings held by call of the chairman.

For more information, please call the Preservation Administrator at the Omaha Planning Department listed below.

### Federal Project Review

Section 106 of the National Historic Preservation Act requires that federal agencies take into account the effect of their undertakings on historic properties; develop and evaluate alternatives that could avoid, minimize, or mitigate adverse effects their projects may have on historic properties; and afford the federal Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on historic properties. The regulations that govern the Section 106 process, as it is known, also require that the federal agency consult with the NeSHPO when conducting these activities.

For example, if the Federal Highway Administration (FHWA), through the Nebraska Department of Roads, contemplates construction of a new highway, FHWA must contact the NeSHPO for assistance in determining whether any sites or structures located in the project area are listed in, or eligible for listing in, the National Register. If properties that meet this criteria are found, the FHWA must consult with the NeSHPO to avoid or reduce any harm the highway might cause the property. Note that a property need not actually be listed in the National Register

to be considered for protection, only to have been determined eligible for listing. This process is to take place early enough in the planning process to allow for alternatives that would avoid adverse effects to historic properties; i.e., in the example above, the modification of a new highway's right-of-way could avoid an archaeological site or historic barn.

It is important to note that public participation in this process is vital. The Section 106 process requires the federal agency to seek views of the public and interested parties if adverse effects to historic properties are discovered through consultation with the NeSHPO. The NeSHPO examines information provided by the federal agency, the NeHBS, and the National Register; but often the most valuable information comes from comments provided by the public. Section 106 was included in the National Historic Preservation Act to protect locally significant historic properties from unwitting federal action.

For more information about Section 106 review, please contact a member of the Federal Agency Review staff of the NeSHPO listed below.

### Preservation Tax Incentives

Since 1976 the Internal Revenue Code has contained provisions offering tax credits for the certified rehabilitation of income-producing historic properties. Historic properties are defined as those listed in the National Register, or as buildings that contribute to the significance of a National Register or a locally landmarked (by a CLG see above) historic district. An income-producing property may be a rental residential, office, commercial, or industrial property. Historic working barns or other agriculture-related outbuildings may also qualify.

A certified rehabilitation is one that conforms to the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The standards are a common sense approach to the adaptive reuse of historic buildings. It is important to remember that this program promotes the rehabilitation of historic properties so that they may be used to the benefit and enjoyment of the property owner and a community. The program is not necessarily intended to reconstruct or restore historic buildings to exact, as-built specifications.



The tax incentive program in Nebraska has been responsible for:

- Reinvesting millions of dollars for the preservation of historic buildings.
- Establishing thousands of low- and moderate-income housing units and upper-income units.
- Encouraging the adaptive reuse of previously under or unutilized historic properties in older downtown commercial areas.
- Helping to broaden the tax base.
- Giving real estate developers and city planners the incentive to consider projects in older, historic neighborhoods.
- Helping stabilize older, historic neighborhoods.

Certification of the historic character of the income-producing property (usually by listing the property in the National Register) and certification of the historic rehabilitation is made by both the NeSHPO and the National Park Service. Before initiating any activity for a project that anticipates the use of preservation tax credits, owners should contact the NeSHPO and a professional tax advisor, legal counsel, or appropriate local Internal Revenue Service office.

For more information, please call the Preservation Tax Incentives Coordinator listed below.

### Valuation Incentive Program

The Valuation Incentive Program (VIP) is a property tax incentive that assists in the preservation of Nebraska's historic buildings. Through the valuation preference, the *assessed valuation* of an historic property is frozen for eight years at the year rehabilitation is begun. The valuation then rises to its market level over a period of four years.

To be eligible for this state tax incentive, a building must:

- Be a qualified historic structure, either by listing in the National Register or by local landmark designation through an approved local ordinance.

- Be substantially rehabilitated, which means the project must be worth at least 25% of the property's base-year assessed value.

- Be rehabilitated in accordance with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Buildings *must* be a qualified historic structure and the NeSHPO must approve the rehabilitation before construction work starts in order to qualify for the tax freeze benefits.

The tax freeze benefits the owners of the historic properties and the community by:

- Providing a real economic incentive to rehabilitate historic buildings.
- Increasing the long-term tax base of a community.
- Helping stabilize older, historic neighborhoods and commercial areas.
- Encouraging the promotion, recognition, and designation of historic buildings.
- Allowing participation by local governments that enact approved historic preservation ordinances.

For more information about VIP, please contact the NeSHPO at the contact numbers listed below.

### Public Outreach and Education

The primary function of the NeSHPO is to assist communities in preserving significant buildings, sites, and structures that convey a sense of community history. The most powerful tool available to the NeSHPO in this regard is public education. For this reason, NeSHPO staff spend considerable time conducting public meetings and workshops and disseminating information to the public.

The NeSHPO's goal is to assist local individuals, groups, and governments understand, promote, and preserve historic properties. The NeSHPO advocates not only the self-evident aesthetic advantages of historic preservation, but also the potential for preservation to help promote economic development, community planning, tourism, environmental sensitivity, and land-use planning.

## Chapter 4. Preservation in Nebraska

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The above short descriptions are meant to orient the reader to the NeSHPO programs within the larger mission of the NSHS. As all NeSHPO programs originate from a common source - the National Historic Preservation Act - they work best when they are used together, either in whole or in part. For the programs to function at all, they require the interest and participation of the people they are meant to serve . . . the public.

For more information about the NeSHPO or the programs described above, please call (402) 471-4787 or 1-800-833-6747. Information is also available at the Nebraska State Historical Society web page at [www.nebraskahistory.org](http://www.nebraskahistory.org).

### Organizational Contacts

#### City of Omaha Planning Department and Omaha CLG

James Krance, Preservation Administrator  
Telephone: (402) 444-5770  
E-mail: [jkrance@ci.omaha.ne.us](mailto:jkrance@ci.omaha.ne.us)

#### Nebraska State Historic Preservation Office

General information  
Telephone: (402) 471-4787  
E-mail: [hpnshs@nebraskahistory.org](mailto:hpnshs@nebraskahistory.org)

Michael J. Smith, Director  
Nebraska State Historical Society  
State Historic Preservation Officer  
Telephone: (402) 471-4745  
[nshs@nebraskahistory.org](mailto:nshs@nebraskahistory.org)

L. Robert Puschendorf, Associate Director  
Deputy State Historic Preservation Officer  
Telephone: (402) 471-4769  
E-mail: [bpuschendorf@nebraskahistory.org](mailto:bpuschendorf@nebraskahistory.org)

Teresa Fatemi, Staff Assistant  
Telephone: (402) 471-4768  
E-mail: [tfatemi@nebraskahistory.org](mailto:tfatemi@nebraskahistory.org)

#### Nebraska Historic Buildings Survey

Jill Dolberg, Survey Coordinator  
Telephone: (402) 471-4773  
E-mail: [jdolberg@nebraskahistory.org](mailto:jdolberg@nebraskahistory.org)

#### National Register of Historic Places

Stacy Stupka-Burda, National Register Coordinator  
Telephone: (402) 471-4770  
E-mail: [sstupka-burda@nebraskahistory.org](mailto:ssstupka-burda@nebraskahistory.org)

#### Certified Local Governments

John Hitt, Program Assistant  
Telephone: (402) 471-3449  
E-mail: [jhitt@nebraskahistory.org](mailto:jhitt@nebraskahistory.org)

#### Preservation Tax Incentives and Valuation Incentive Program (VIP)

Grant Landreth, Project Coordinator  
Telephone: (402) 471-4788  
E-mail: [glandreth@nebraskahistory.org](mailto:glandreth@nebraskahistory.org)

#### Federal Agency Review (Section 106 Review)

Stacy Stupka-Burda  
Telephone: (402) 471-4770  
Email: [sstupka-burda@nebraskahistory.org](mailto:ssstupka-burda@nebraskahistory.org)

#### Archaeology

Terry Steinacher, Archaeology Program Associate  
Telephone: (308) 665-2918  
E-mail: [tsteinach@bbc.net](mailto:tsteinach@bbc.net)

The personnel above, excluding Terry Steinacher, may also be reached by dialing 1-800-833-6747.

#### State of Nebraska Historic Preservation Board Members

Janet Jeffries-Beauvais – Crete  
Ken Bunger, President of NSHS Board of Trustees – Omaha  
Paul Demers – Lincoln  
Nancy Gillis – Bancroft  
George Haecker – Omaha  
Nancy Haney – Lyman  
Keri Hicks – Chadron  
Jim McKee – Lincoln  
Pat Phillips – Omaha  
Catherine Renschler – Hastings  
Marianne Simmons – Fremont  
Michael J. Smith, Director – Lincoln



## Appendix A. List of Surveyed Properties

Address	Resource Name	NeHBS Number	Historic Context
20420 Hopper St.	House	DO09:1905-005	SETTLEMENT SYSTEMS
20466 Ohio St.	Metz Hall	DO09:1901-002	COMMERCE
20475 Victor Ave.	House	DO09:1899-001	SETTLEMENT SYSTEMS
20515 Corby St.	Town Hall	DO09:1901-012	GOVERNMENT
20559 W. Park Rd.	House	DO09:1899-003	SETTLEMENT SYSTEMS
20564 Glenn St.	House	DO09:1903-002	SETTLEMENT SYSTEMS
20576 Elkhorn Dr.	House	DO09:1901-017	SETTLEMENT SYSTEMS
20605 Elkhorn Dr.	House	DO09:1901-018	SETTLEMENT SYSTEMS
20650 Glenn St.	Public School	DO09:1903-001	EDUCATION
20711 Elkhorn Dr.	Gas Station	DO09:1901-019	TRANSPORTATION
2241 N. Main St.	House	DO09:1899-002	SETTLEMENT SYSTEMS
2609 N. 205 St.	House	DO09:1901-003	SETTLEMENT SYSTEMS
2610 N. 205 St.	Commercial Building	DO09:1901-004	COMMERCE
2610 N. Main St.	Service Garage	DO09:1901-016	TRANSPORTATION
2616 N. 205 St.	State Bank of Elkhorn	DO09:1901-009	SERVICES
2619 N. Main St.	Commercial Building	DO09:1901-015	COMMERCE
2620 N. Main St.	Commercial Building	DO09:1901-022	COMMERCE
2701 N. Main St.	Service Garage	DO09:1901-014	TRANSPORTATION
2706 N. Main St.	Commercial Building	DO09:1901-013	COMMERCE
2711 N. 207 St.	House	DO09:1901-020	SETTLEMENT SYSTEMS
2802 N. 205 St.	Commercial Building	DO09:1901-005	COMMERCE
2812 N. Main St.	Post Office	DO09:1901-011	GOVERNMENT
2823 N. 205 St.	House	DO09:1901-006	SETTLEMENT SYSTEMS
2825 N. Main St.	House	DO09:1901-010	SETTLEMENT SYSTEMS
2826 N. Main St.	Church	DO09:1901-008	RELIGION
2833 N. Main St.	House	DO09:1901-007	SETTLEMENT SYSTEMS
2909 N. 205 St.	St. Patrick's Church	DO09:1903-003	RELIGION
2920 N. 205 St.	House	DO09:1903-004	SETTLEMENT SYSTEMS
2929 N. 205 St.	House	DO09:1903-005	SETTLEMENT SYSTEMS
2930 N. Main St.	House	DO09:1903-010	SETTLEMENT SYSTEMS
3002 N. Main St.	House	DO09:1903-008	SETTLEMENT SYSTEMS
3003 N. 205 St.	House	DO09:1903-006	SETTLEMENT SYSTEMS
3010 N. Main Street	House	DO09:1903-009	SETTLEMENT SYSTEMS
3101 N. Main St.	House	DO09:1903-007	SETTLEMENT SYSTEMS
3320 N. 204 St.	House	DO09:1905-006	SETTLEMENT SYSTEMS
3322 N. 205 St.	House	DO09:1905-001	SETTLEMENT SYSTEMS
3502 N. 204 St.	House	DO09:1905-004	SETTLEMENT SYSTEMS
3606 N. 204 St.	House	DO09:1905-003	SETTLEMENT SYSTEMS
3626 N. 204 St.	House	DO09:1905-002	SETTLEMENT SYSTEMS
East side of Highway 31 at Blondo Parkway	County Highway Garage	DO09:1790-001	TRANSPORTATION
East side of Highway 31 at Blondo Parkway	County Highway Garage	DO09:1790-002	TRANSPORTATION
South end of N. 205 St. at Ohio St.	Grain Elevator	DO09:1901-001	COMMERCE
West end of Ohio St. at Railroad Tracks	Grain Elevator	DO09:1901-021	COMMERCE



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Elkhorn, Nebraska Eighth Grade Class, Centennial Book Committee, and Elkhorn Women's Club. "Elkhorn History 1967 to 1995." 2008. Available at the Elkhorn Public Library, Elkhorn, Neb.

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# Glossary of Architectural Styles and Survey Terms

**Art Moderne Style** (circa 1930-1950). An architectural style featuring industrial technology and streamlined simplicity. Features include smooth, rounded corners, horizontal massing, details in concrete, glass block, aluminum, and stainless steel.

**Association.** Link of a historic property with a historic event, activity, or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

**Balloon frame.** A type of support for wood-frame buildings that utilizes vertical studs that extend the full height of the wall and floor joists fastened to the studs with nails. Balloon-frame buildings in Nebraska became popular with the expansion of the railroad when milled lumber could be shipped to the plains for relatively low cost.

**Bay window.** A decorative window that projects out from the flat surface of an exterior wall, often polygonal in design. Bay windows are often seen on Queen Anne style buildings.

**Boom-Town** (circa 1850-1880). See false-front.

**Brackets.** Support members used under overhanging eaves of a roof, usually decorative in nature.

**Building.** A building is erected to house activities performed by people.

**Bungalow/Craftsman Style** (circa 1890-1940). An architectural style characterized by overhanging eaves, modest size, open porches with large piers and low-pitched roofs.

**Circa, Ca., or c.** At, in, or of approximately, used especially with dates.

**Clapboard.** Relatively long, thin boards that have a thick lower edge and a feathered, or tapered upper edge. The shape of the boards permits them to be overlapped horizontally. Clapboard is most commonly used as cladding material on vernacular form houses and their secondary buildings.

**Column.** A circular or square vertical support member.

## Glossary

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**Commercial Vernacular Style** (circa 1860-1930). A form of building used to describe simply designed commercial buildings of the late nineteenth and early twentieth centuries, which usually display large retail windows and recessed entrances on the first floor.

**Contributing** (National Register definition). A building, site, structure, or object that adds to the historic associations, historic architectural qualities for which a property is significant. The resource was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity, or is capable of yielding important information about the period.



*Example of Commercial Vernacular Style*

**Contributing** (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that meets the NeHBS criteria of integrity, historic association, historic architectural qualities, and was present during the period of significance. A property that contributes to the NeHBS is generally evaluated with less strictness than for an individual listing on the National Register, yet more strictness than a building which may “contribute” to a proposed National Register district.

**Cross-Gable** (circa 1860-1910). A vernacular building form typically two stories and square in plan with two identical roofs whose ridges intersect to produce a cruciform.

**Design.** Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

**Dormer.** A vertical window projecting from the roof. Variations of dormer types can be based on the dormer’s roof form, for example shed dormer, gable dormers, and hipped dormers.

**Dutch Colonial Revival Style** (circa 1900-1940). A residential architectural style based on the more formal Georgian Revival style. This style is identified by its gambrel roof and symmetrical facade.

**Eclectic Style** (circa 1890-1910). An eclectic building displays a combination of architectural elements from various styles. It commonly resulted when a house designed in one architectural style was remodeled into another.



*Example of Cross Gable building form*



*Example of Dormer*

**Elevation.** Any single side of a building or structure.

**Eligible.** Properties that meet the National Park Service Criteria for nomination and listing on the National Register of Historic Places.

**Evaluation.** Process by which the significance and integrity of a historic property are judged and eligibility for National Register of Historic Places (National Register) listing is determined.

**Extant.** Still standing or existing (as in a building, structure, site, and/or object).

**False-front** (circa 1850-1880). A vernacular building form, which is typically a one-and-one-half story front gable frame building with a square facade that extends vertically in front of the front-facing gable. This gives an entering visitor the sense of approaching a larger building. This form is often used in the construction of a first-generation commercial building, thus is also known as “boom-town.”

**Feeling.** Quality of integrity through which a historic property evokes the aesthetic or historic sense of past time and place.

**Fenestration.** The arrangement of windows and other exterior openings on a building.

**Foursquare Style** (circa 1900-1930). Popularized by mail-order catalogues and speculative builders in the early twentieth century, this style is typified by its box-like massing, two-stories, hipped roof, wide overhanging eaves, central dormers, and one-story porch spanning the front facade.

**Front Gable** (circa 1860-1910). The vernacular form of a building, generally a house, in which the triangular end of the roof faces the street.

**Gable.** The vertical triangular end of a building from cornice or eaves to ridge.

**Gabled Ell** (circa 1860-1910). The vernacular form of a building, generally a house, in which two gabled wings are perpendicular to one another in order to form an “L”-shaped plan.



*Example of Gabled Ell building form*

**Gable end.** The triangular end of an exterior wall.

**Gable roof.** A roof type formed by the meeting of two sloping roof surfaces.

**Gambrel roof.** A roof type with two slopes on each side.

**High Victorian Gothic** (circa 1865-1900). This architectural style drew upon varied European medieval sources and employed pointed arches and polychromatic details. The heavier detailing and more complex massing made this style popular for public and institutional buildings.



*Example of Front Gable building form*

**Hipped roof.** A roof type formed by the meeting of four sloping roof surfaces.

**Historic context.** The concept used to group related historic properties based upon a theme, a chronological period, and/or a geographic area.

**Integrity.** Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period. (See Chapter 3, Research Design.)

**Italianate Style** (circa 1870-1890). A popular style for houses, these square, rectangular, or L-shaped, two-story buildings have low-pitched, hip roofs, with wide eaves usually supported by heavy brackets, tall narrow windows, and front porches. In some cases, the roof may be topped with a cupola.

**Keystone.** A wedge-shaped piece at the crown of an arch that locks the other pieces in place. It is seen most often over arched doors and window openings and is sometimes of a different material than the opening itself.

**Late Gothic Revival Style** (circa 1880-1920). A later version of the Gothic style, these buildings are generally larger and use heavy masonry construction. In churches, masonry is sometimes used throughout the structure. The pointed-arch window openings remain a key feature; however, designs are more subdued than those of the earlier period.

**Location.** Quality of integrity retained by a historic property existing in the same place as it did during the period of significance.

## Glossary

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**Materials.** Quality of integrity applying to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

**Mediterranean Revival** (circa 1900-1940). These buildings are characterized by flat wall surfaces, often plastered, broken by a series of arches with terra cotta, plaster, or tile ornamentation. Details such as red tile roofs and heavy brackets are also commonly seen.

**Multiple Property Nomination.** The National Register of Historic Places Multiple Property documentation form nominates groups of related significant properties. The themes, trends, and patterns of history shared by the properties are organized into historic contexts. Property types that represent those historic contexts are defined within the nomination.

**National Register of Historic Places** (National Register). The official federal list of districts, buildings, sites, structures, and objects significant in American history, architecture, archaeology, engineering, and culture that are important in the prehistory or history of their community, state, or nation. The program is administered through the National Park Service by way of State Historic Preservation Offices (see Chapter 1, Introduction of this report).

**National Register of Historic Places Criteria.** Established criteria for evaluating the eligibility of properties for inclusion in the National Register. See Chapter 3, Research Design.

**Neo-Classical Style** (circa 1900-1920). An architectural style characterized by a symmetrical facade and usually includes a pediment portico with classical columns.

**Noncontributing** (National Register definition). A building, site, structure, or object that does not add to the historic architectural qualities or historic associations for which a property is significant. The resource was not present during the period of significance; does not relate to the documented significance of the property; or due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity nor is capable of yielding important information about the period.

**Noncontributing** (NeHBS definition). A building, site, structure, object, or collection of buildings such as a farmstead that does not meet the NeHBS criteria of integrity, historic association, historic architectural qualities, or was not present during the period of significance. Noncontributing properties are not generally entered into, nor kept in, the NeHBS inventory; however, exceptions do exist.

**Object.** An artistic, simple, and/or small-scale construction not identified as a building or structure; i.e. historic signs, markers, and monuments.

**One-story Cube** (circa 1870-1930). The vernacular form of a house, which is one-story and box-like in massing. Features generally include a low-hipped roof, a full front porch recessed under the roof, little ornamentation, and simple cladding, such as clapboard, brick, or stucco. Also known as a Prairie Cube.

**Period of Significance.** Span of time in which a property attained the significance for which it meets the National Register criteria.

**Pony truss bridge** (circa 1880-1920). A low iron or steel truss, approximately 5 to 7 feet in height, located alongside and above the roadway surface. Pony truss bridges often range in span lengths of 20 to 100 feet.

**Portico.** A covered walk or porch supported by columns or pillars.



*Example of One Story Cube building form*



**Potentially eligible.** Properties that may be eligible for listing on the National Register pending further research and investigation.

**Property.** A building, site, structure, and/or object situated within a delineated boundary.

**Property type.** A classification for a building, structure, site, or object based on its historic use or function.

**Queen Anne Style** (circa 1880-1900). A style that enjoyed widespread popularity, particularly in the eastern portion of Nebraska. These houses are typically two stories tall, have asymmetrical facades, and steeply pitched rooflines of irregular shape. Characteristics include a variety of surface textures on walls, prominent towers, tall chimneys, and porches with gingerbread trim.



*Example of Side Gable building form*

**Setting.** Quality of integrity applying to the physical environment of a historic property.

**Shed roof.** A roof consisting of one inclined plane.

**Side Gable** (circa 1860-1940). The vernacular form of a building, generally a house, in which the gable end of the roof is perpendicular to the street.

**Significance.** Importance of a historic property as defined by the National Register criteria in one or more areas of significance.

**Site.** The location of a prehistoric or historic event.

**Spanish Colonial Revival Style** (circa 1900-1920). These buildings, which have a southwestern flavor, show masonry construction usually covered with plaster or stucco, red clay tiled hipped roofs, and arcaded porches. Some facades are enriched with curvilinear and decorated roof lines.

**Structure.** Practical constructions not used to shelter human activities.

**Stucco.** A material usually made of Portland cement, sand, and a small percentage of lime and applied in a plastic state to form a hard covering for exterior walls.

**Tudor Revival Style** (circa 1920-1940). A style that reflects a blend of a variety of elements from late English medieval styles. It is identified by steep gables, half-timbering, and mixes of stone, stucco, and wood.

**Turret.** A little tower that is an ornamental structure and projects at an angle from a larger structure.

**Two-story Cube** (circa 1860-1890). The vernacular form, generally for a house, which is a two-story building, box-like in massing, with a hipped roof, near absence of surface ornament, and simple exterior cladding such as brick, clapboard, or stucco.

**Vernacular.** A functional, simplistic building or structure without stylistic details. Vernacular form buildings were usually designed by the builder, not by an architect.

**Workmanship.** Quality of integrity applying to the physical evidence of the crafts of a particular culture, people, or artisan.

All images shown in glossary adapted from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, Architecture (Madison, Wis.: State Historical Society of Wisconsin, 1986).